

THE CORPORATION OF THE CITY OF NORTH VANCOUVER

**Meeting of the Advisory Design Panel
Held at City Hall, 141 West 14th Street, North Vancouver, B.C.
In Conference Room A on Wednesday, May 20th, 2015**

MINUTES

Present: B. Allen
J. Boyce
K. England
A. Epp
J. Geluch
S. Gushe
A. Larigakis
P. Maltby
M. Tasi

Staff: D. Johnson, Development Planner
M. van der Laan, Planning Technician 2
T. Huckell, Committee Clerk

Guests: None

Absent: K. Bracewell, RCMP

A quorum being present, the meeting was called to order at 5:35 p.m.

1. Minutes of Meeting of the Advisory Design Panel held March 18th, 2015

It was regularly moved and seconded

THAT the minutes of the meeting of the Advisory Design Panel held March 18th, 2015 be adopted.

Carried Unanimously

2. Business Arising

None.

3. Staff Update

- D. Johnson reviewed the status of ongoing development projects and City events, including:
- The OCP received formal adoption on March 23rd; Council wanted to send its appreciation to all involved, including ADP
 - East 3rd Street Design Panel guidelines should be coming to this committee at some point in the next year

- Council is considering deferring approval of all Coach House applications to staff

A. Larigakis followed up the discussion with a general question about process; namely, to what extent are the ADP comments considered by staff? D. Johnson responded that staff and Council take the comments of the Panel seriously. ADP comments and feedback are reflected in a staff report, and it is identified that projects were reviewed by ADP. If there are specific concerns raised by the Panel, the City expects the applicant to follow through on them. City staff investigate and if applicants have not addressed the concerns, we expect a rationale as to why not.

There was a follow up question with regards to coach house applications. D. Johnson confirmed that Council is considering deferring approval of all such applications to staff, unless there is quite a substantial variance requested.

4. Active Design Guidelines

Michael van der Laan, Planning Technician 2, presented the draft Active Design Guidelines to the Panel and asked for feedback and ideas related to accessible design.

Comments from the Panel included but were not limited to:

- Content seems appropriate and thorough.
- In terms of building code, how to make improvements that meet code would be helpful for designers / architects.
- An illustrated guide would be useful, with specific examples, as opposed to a sketch.
- Consider shade / access to sun; spaces more likely to be used if they are not falling in the shadow of a tower or neighbouring building.
- Can applicants show they will have good sunlight access?
- Recreation structures for children; possible to incorporate climbing / playing activity in those spaces? Children seem neglected in these guidelines.
- Intermediary landings can be very important for people less inclined to use the stairs; good to encourage resting places for people to pause, who cannot / do not want to take the entire stairs all at once.
- Materials upgrade on exit stairs is a really good idea.
- Rooftop spaces are great congregating spaces.
- Would like to encourage this kind of thing, but affordability needs to be considered.
- How do "guidelines" get enforced; i.e. any way to put them in code to ensure they are being followed? A Bonus alternative?
- Stairs are often tucked away; if they can be made more interesting to encourage usage, that is great.
- Interested in the statistics showing loneliness in apartment buildings; any statistics on how well these common spaces function?
- Signage is important; have been locked in a stairwell!
- Encourage friendly competition e.g. contest re: stair time challenge, best times?
- Love having illustrations; definitely worth 1000 words.
- Larger connections to the community; easy access to a larger pedestrian network is important.
- Consideration of sun, wind, trees, water.
- Make spaces inviting; e.g. include public art, so that they will also be used as social spaces.

- A checklist is good, but also need accounts and measures to hold people to.
- Consider adjacent developments with outdoor spaces – an opportunity to create one bigger one, shared by developments.
- Obtain input from people with experience on similar projects; learn solutions that work in conjunction to the Code.
- Look at creative solutions elsewhere for affordable strategies (e.g. in Latin American cities lacking our capital), ways to pass back to the purchaser.
- If you can connect the building to the street, you are doing the tenants a favour.
- Often stair access is limited by your fob key to the one floor you live on.
- Consider night lighting.
- The guidelines have two components, active design and social design; the active design guidelines seem well-developed but social aspects are critical, perhaps even more important (consider the issue of loneliness mentioned earlier)...for planning department to think about, sneaking the social aspects in as part of zoning bylaws?
- Consider stairs and corridors as places for social interaction as well as movement; make them a generous size.
- Get an open staircase as part of the building's exiting strategy.
- It is extremely important to find a way to ensure these guidelines are not ignored.
- Opportunity to create places where the bicycle locker / storage is; in the lobby? (More of a sense of connection than putting them in the basement).

The group thanked M. van der Laan for coming and he expressed his appreciation for the feedback received.

5. Other Business

Discussion ensued regarding increasing the walkability of North Vancouver, and with all the new developments in the City, whether staff are doing anything in particular to address increased safety for pedestrians and bicyclists? It was noted that part of the Panel's mandate is not only to review projects, but also to take a bigger view of the City, not just individual lots. D. Johnson responded that the active design guidelines are a perfect opportunity for the City to be proactive in this issue.

A member asked about upcoming projects, as it has been fairly slow for the Panel in 2015. D. Johnson replied that there are upcoming projects, and if a backlog occurs, the group may be asked to meet on an extraordinary basis.

6. Adjournment

There being no further business, the meeting adjourned at 6:40 p.m.

The next regular meeting of the Advisory Design Panel will be held on Wednesday, June 17th, 2015.

Chair

